

**CITY OF NORFOLK  
OFFICE OF THE CITY MANAGER  
1101 City Hall Building  
810 Union Street  
Norfolk, Virginia 23510**

**Notice of Receipt of an Unsolicited Proposal for a Public- Private  
Partnership for the Design and Construction of a Unified Courthouse**

The City of Norfolk, Virginia has received and accepted for conceptual phase consideration an Unsolicited Proposal under the provisions of the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) for design and construction of a Unified Courthouse on the civic center property.

The City intends to evaluate the unsolicited proposal and invites other private entities to submit competing unsolicited conceptual phase proposals for this project **no later than 5:00 p.m. on Wednesday June 7, 2006** for simultaneous consideration. Proposals must be clearly marked as a "PPEA Proposal for Unified Courthouse" and comply with Virginia Code Sections 56-575.1 et seq., Norfolk City Code, Chapter 33.1 Article IX , Sections 33.1-110 to 117 and any other applicable law or regulation. The proposals should be submitted to City of Norfolk, Office of City Manager, 1101 City Hall Building, 810 Union Street Norfolk, VA 23510 to the attention of: Stanley Stein, Assistant City Manager. Any portion of submitted proposal which is considered to be confidential and proprietary should be conspicuously designated and the reasons given for such designation. There will be no filing fee for this project at this phase. After evaluation of the proposals the City may negotiate a comprehensive agreement in accordance with the PPEA.

The Unified Courthouse project shall at conclusion include the City Juvenile and Domestic Courts, General District Courts and Circuit Courts and the various offices which support same all within a quality facility with increased security and appropriate operating flexibility. The proposal should detail a design and construction time line and include a transition plan for the courts' uninterrupted operation during construction.

Any entities submitting proposals are encouraged to consider and address a new conceptual transportation grid and a new vision for the civic center complex. All submitted proposals should include various creative financing plans to pay for the Unified Courthouse which may include, but not be limited to the following: (1) build and lease alternatives, (2) City ownership of Courthouse with payment for purchase coming from conveyances and development of other City properties, and (3) any other creative financing plan offered in the proposal.

The City commissioned a study in 2004 titled "Norfolk Judicial System Master Plan" in order to evaluate the needs of the Norfolk Courts. This study is available

for inspection and copying. In addition the Executive Summary of the Unsolicited Proposal and other portions of the Unsolicited Proposal are available for inspection and copying with the exception of the documents which are considered proprietary by the submitting entity and which the City Attorney concurs.

**Ordering Instructions:** The above information on the project can be requested from the Office of the City Manager by calling (757) 664-4242.

**Document Costs: \$50**

**Due Date/Time:** June 7, 2006 5:00 P.M.  
Office of the City Manager  
Attention: Stanley Stein, Assistant City Manager  
1101 City Hall Building  
810 Union Street  
Norfolk, VA 23510